

074.0

0005

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

860,500 /

860,500

USE VALUE:

860,500 /

860,500

ASSESSED:

860,500 /

860,500

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY



No	Alt No	Direction/Street/City
146		RIDGE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BENOWITZ RICHARD J-ETAL	
Owner 2: BENOWITZ CINDY L	
Owner 3:	
Street 1: 146 RIDGE ST	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Own Occ: Y
	Type:

## PREVIOUS OWNER

Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

## NARRATIVE DESCRIPTION

This parcel contains 8,750 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1964, having primarily Wood Shingle Exterior and 1872 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8750		Sq. Ft.	Site		0	70.	0.78	4									477,750						477,800	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8750.000	382,700		477,800	860,500		46881
Total Card	0.201	382,700		477,800	860,500	Entered Lot Size	GIS Ref
Total Parcel	0.201	382,700		477,800	860,500	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	459.67	/Parcel: 459.6	Land Unit Type:	Insp Date
							10/05/18

USER DEFINED	
Prior Id # 1:	46881
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/10/20	21:00:52
LAST REV	
Date	Time
01/23/19	15:30:37
apro	
6212	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BENOWITZ RICHAR	25445-105		6/28/1995			1	No	No	F

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
4/21/2011	317	Manual	122,000					REPAIR WATER DAMAG	10/5/2018	TTL REFUSAL	BS	Barbara S
									2/11/2009	Meas/Inspect	294	PATRIOT
									10/14/1999	Meas/Inspect	263	PATRIOT
									7/27/1993		EK	

Sign:  VERIFICATION OF VISIT NOT DATA

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>											
Type: 18 - Raised Ranch				Full Bath: 2	Rating: Good			SCUTTLE.															
Sty Ht: 1 - 1 Story				A Bath: 1	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good																		
Foundation: 1 - Concrete				A 3QBth:	Rating:																		
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good																		
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																		
Sec Wall: 8 - Brick Veneer	15%			OthrFix:	Rating:																		
Roof Struct: 2 - Hip				<b>OTHER FEATURES</b>																			
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1															
Color: BLUE				A Kits:	Rating:																		
View / Desir:				Fppl: 2	Rating: Average																		
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																		
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>																			
Year Blt: 1964	Eff Yr Blt:			Location:																			
Alt LUC:		Alt %:		Total Units:																			
Jurisdict: G12		Fact: .		Floor:				<b>REMODELING</b>				<b>RES BREAKDOWN</b>											
Const Mod:				% Own:																			
Lump Sum Adj:				Name:																			
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>																			
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%																	
Prim Int Wall: 1 - Drywall				Functional:		%																	
Sec Int Wall:		%		Economic:		%																	
Partition: T - Typical				Special:		%																	
Prim Floors: 3 - Hardwood				Override:		%																	
Sec Floors: 4 - Carpet	50%			Total:	18.6	%																	
Bsmt Flr: 4 - Carpet				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>											
Subfloor:				Basic \$ / SQ: 95.00				Rate	Parcel ID	Typ	Date	Sale Price	<b>SUB AREA DETAIL</b>										
Bsmt Gar: 2				Size Adj.: 1.35000002									Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub %	Area Usbl	Descrip	% Type	Qu	# Ten
Electric: 3 - Typical				Const Adj.: 1.01961780									FFL	First Floor	1,452	130.770	189,872						
Insulation: 2 - Typical				Adj \$ / SQ: 130.766									LLV	Lower Level	1,400	72.080	100,919	LLV	100	FLA		30	A
Int vs Ext: S				Other Features: 136657																			
Heat Fuel: 1 - Oil				Grade Factor: 1.10																			
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																			
# Heat Sys: 1				NBHD Mod:																			
% Heated: 100		% AC: 100		LUC Factor: 1.00																			
Solar HW: NO		Central Vac: NO		Adj Total: 470193																			
% Com Wall		% Sprinkled:		Depreciation: 87456																			
				Deprecated Total: 382737																			
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:		<b>IMAGE</b>				<b>AssessPro Patriot Properties, Inc</b>					
<b>SPEC FEATURES/YARD ITEMS</b>												<b>PARCEL ID</b> 074.0-0005-0006.0											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value					
More: N																							
Total Yard Items:												Total Special Features:				Total:							